



County of San Diego

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PLANNING & DEVELOPMENT SERVICES
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www.sdcounty.ca.gov/pds

PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

August 31, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act Section 15183 for the following project(s). The proposed findings and the associated analysis can be reviewed at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter and 5510 Overland Avenue, Suite 110, San Diego, California 92123. Under this process, public review is not required however any comments received will be accepted and taken into consideration. A FAQ sheet on the 15183 CEQA exemption process can be located at <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-202.pdf>. Comments on these findings must be sent to the PDS address listed above and should reference the project number and name.

**SHADY OAK; PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019.
LOG NO. PDS2016-ER-16-08-008**

The project is a Rezone, Tentative Map, and Site Plan for a 47-lot residential subdivision. The 5.2-acre project site is located immediately west of Valley Center Road and south of Mirar De Valle Road in the Valley Center Community Plan Area, within the unincorporated area of San Diego County.

A total of 47 single-family two-story homes would be constructed with multiple architectural treatment options and floor plans. Lot sizes would vary among the homes with a range between 2,620 square feet to 4,328 square feet. Landscaping will be planted along the perimeter of the project. Homes will gain access from proposed private alley roads connecting to a main proposed private road running east to west that bisects the site. Another private road running north to south would connect the project to Mirar De Valle which is a public road. The project would improve Mirar De Valle Road to public road standards; decomposed granite pathways will connect the private roads to Mirar De Valle Road.

Water and Sewer would be provided by Valley Center Municipal Water District. Earthwork is anticipated to consist of 8,000 cubic yards of balanced cut and fill. The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Core Mixed Use. Existing zoning for the site is Holding Zone (S90). The site is one legal lot, with the following Assessor's Parcel Number (APN): 186-270-01.

Comments on the proposed findings and associated analysis must be received no later than **September 29, 2017** at 4:00 p.m. (a 30 day public disclosure notice period). For additional information, please contact Benjamin Mills at (858) 495-5234 or by e-mail at Benjamin.Mills@sdcounty.ca.gov.